



**Harper
Macleod LLP**
Estate Agents & Solicitors



Pinewood Orbliston, Fochabers, IV32 7LN

Offers in the region of £315,000

Modern detached bungalow situated in a semi rural location with lovely countryside views, only three miles from neighbouring Fochabers and eight miles to Elgin. The spacious family accommodation, which has been renovated and redecorated to an extremely high standard throughout by the current owners, comprises entrance vestibule, hallway, lounge, open plan dining kitchen and sun room, utility room, three large double bedrooms, en-suite shower room and family bathroom. The property, which is in immaculate order, further benefits from double glazing, oil central heating, ample off-street parking for several vehicles, integral garage and sizeable, fully enclosed garden.

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ENTRANCE VESTIBULE
7'3" x 5'1" (2.22m x 1.56m)



UPVC and glazed door; ceiling light fitting; newly laid herringbone style flooring; spacious built-in storage cupboard with hanging rail, shelving and housing the electric consumer units; door leads into the hallway.

HALLWAY
27'0" x 3'10" (8.25m x 1.18m)



Inset ceiling spotlights; fitted carpet; hatch to the loft space; leads to lounge, open plan kitchen/dining/sun room, bedroom 1, family bathroom, bedroom 2 and bedroom 3.

LOUNGE
20'0" x 14'1" (6.10m x 4.31m)



Window to front and side; two ceiling light fittings; fitted carpet; door to dining kitchen.

OPEN PLAN KITCHEN/DINING/SUN ROOM
22'6" at longest x 22'2" at widest (6.88m at longest x 6.77m at widest)



Windows to rear; inset ceiling spotlights; two ceiling light fittings above centre island; three ceiling light fittings above dining table; newly laid herringbone style flooring; modern newly fitted kitchen in matt black; centre island with built-in storage; built in electric oven; built-in combination microwave oven & grill; induction hob & hood; built-in wine fridge; integrated fridge freezer; door from sun room to rear garden; door from kitchen to the utility room.



UTILITY ROOM

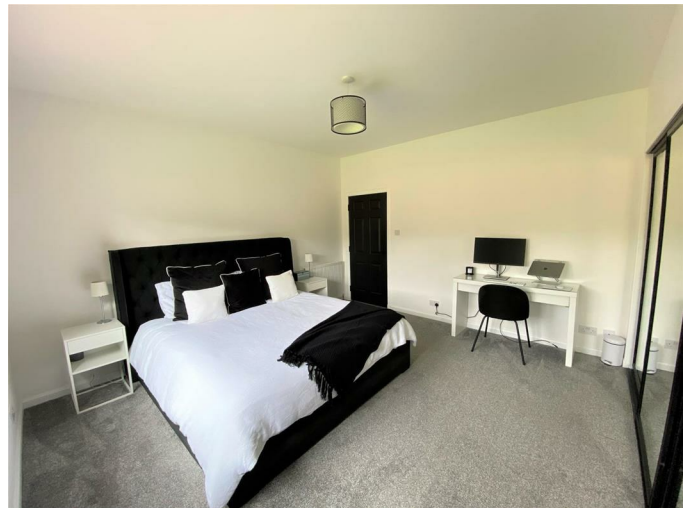
11'10" x 5'7" (3.63m x 1.72m)



Ceiling light fitting; ceiling extractor; vinyl flooring; base and wall units; stainless steel sink and drainer; space and plumbing for washing machine and tumble dryer; UPVC and glazed door leads out to the rear garden; door to integral garage; spacious built-in storage cupboard with shelving.

BEDROOM 1

13'7" x 12'9" (4.15m x 3.89m)



Window to rear; ceiling light fitting; newly fitted carpet; triple built-in mirrored wardrobes; door to en-suite shower room.

EN-SUITE SHOWER ROOM

8'9" at longest x 6'4" at widest (2.68m at longest x 1.94m at widest)



Window to side; inset ceiling spotlights; extractor; tiled flooring; WC; sink; spacious double shower cubicle with mains fed shower.

FAMILY BATHROOM

10'11" at widest x 9'2" at longest (3.33m at widest x 2.80m at longest)



Window to side; inset ceiling spotlights; extractor; tiled flooring; WC; sink; bath; spacious shower cubicle with mains fed shower; built-in cupboard.

BEDROOM 2

14'3" x 13'6" (4.36m x 4.13m)



Window to front; ceiling light fitting; fitted carpet; triple built-in mirrored wardrobes.

BEDROOM 3

14'5" x 7'10" (4.40m x 2.41m)



Window to front; ceiling light fitting; fitted carpet; ample space for free standing bedroom furniture.

INTEGRAL GARAGE

Up and over door; power and light.

OUTSIDE



There is ample off-street parking to the front of the property laid to gravel. The garage is located to the side of the property. The spacious rear garden is fully enclosed by new fencing with gates to either side of the property; oil tank.

NOTES

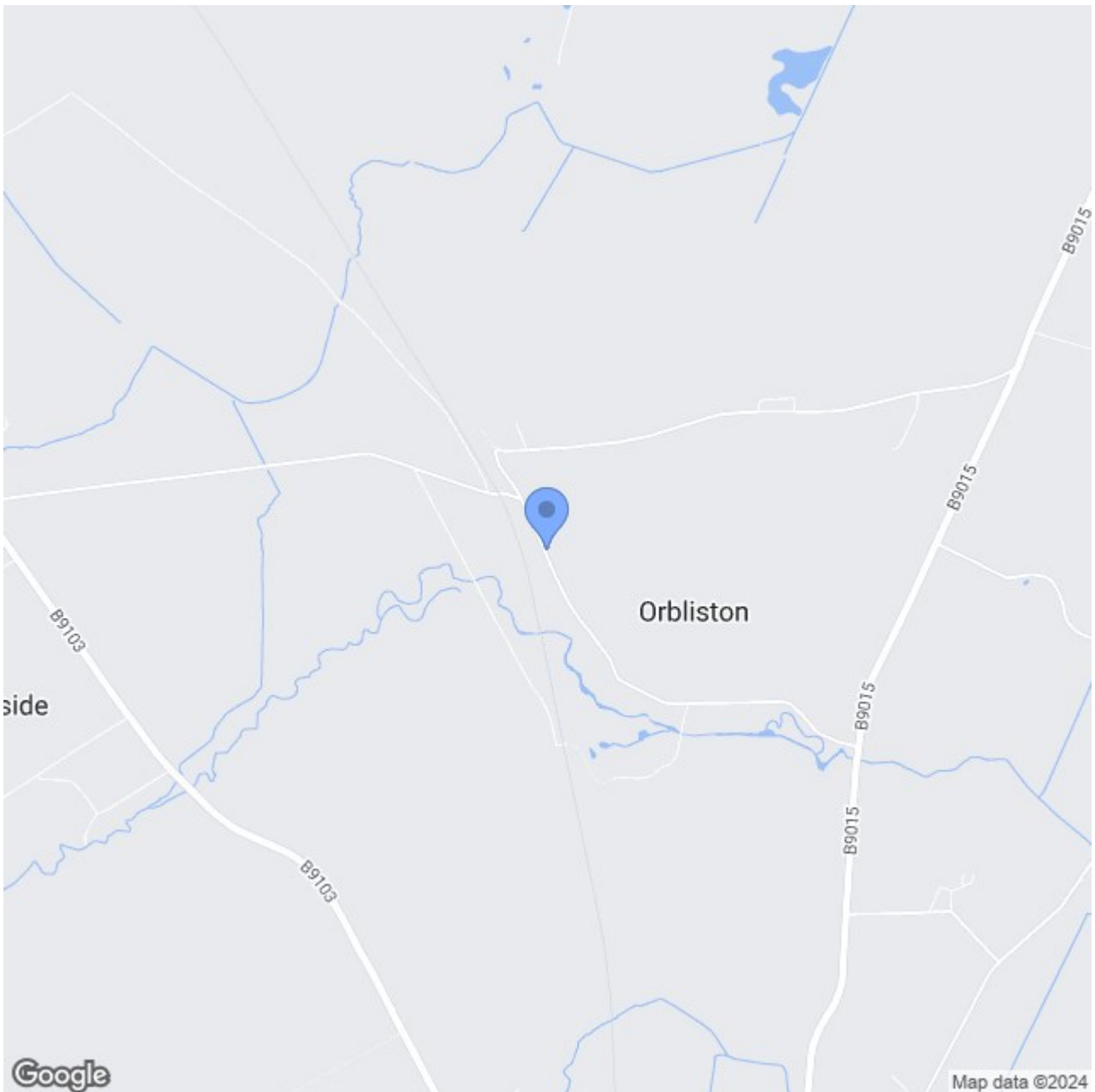


Included in the asking price will be all carpets and fitted floor coverings, all light fittings, all bathroom and en-suite fittings and the built in oven, combination microwave & grill, induction hob & hood; wine fridge and integrated fridge freezer in the kitchen.

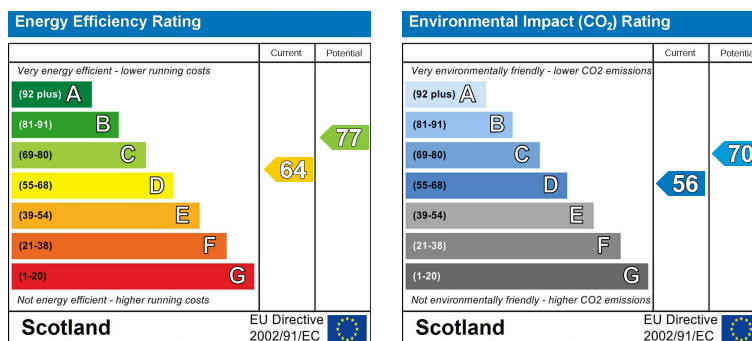
Council Tax Band: E

Viewings: Contact selling agent on 01343 555150

Area Map



Energy Efficiency Graph



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